

***PROPOSED***  
MINUTES OF THE  
***STATE HISTORIC PRESERVATION REVIEW BOARD MEETING***  
JANUARY 16, 2009, 10:00 A.M.  
CONFERENCE ROOMS A & B  
CONSTITUTION HALL

**BOARD MEMBERS PRESENT**

Scott Beld, Janese Chapman, Lynn Evans, Richard Harms, Alison (Kim) Hoagland (via teleconference), Elizabeth Knibbe, Carolyn Loeb, Jennifer Radcliff, Ronald Staley

**BOARD MEMBERS ABSENT**

n/a

**STAFF MEMBERS PRESENT**

Amy Arnold, Laura Ashlee, Nick Bozen, Sandra Clark, Robert Christensen, Brian Conway, Brian Grennell, Ted Grevstad-Nordbrock, John Halsey, Kelly Larson, Denise Sachau, Diane Tuinstra, Todd Walsh

**MEMBERS OF THE PUBLIC PRESENT**

Rachel Bankowitz, concerning Lansing Downtown Historic District  
Ryan Brooks  
Dwight Diener, concerning O'Dell/Inch House  
Jessica Duff  
Andrew Haan  
Irene J. Henry, concerning Lansing Downtown Historic District  
Katie Kiyo, concerning O'Dell/Inch House  
Sylvia Lieberg, concerning Mary's City of David  
Kathy Makino, concerning River Terrace Apartments  
Rebecca Binno Savage, concerning River Terrace Apartments  
Lisa Stangis  
Anne Stevenson  
Matthew Sviland, concerning Richter Brewery  
R. James Taylor, concerning Mary's City of David  
Heather Van Wormer, concerning Mary's City of David  
Jenna Walker  
Ben Weaver

**APPROVAL OF AGENDA**

Moved: Chapman

Seconded: Knibbe  
Vote: 9-0

### **STAFF REPORTS**

#### **Brian Conway, State Historic Preservation Office:**

The Governor signed two tax credit bills into law, PA 447 of 2008 (HB 6496) and PA 448 of 2008 (SB 973). The bills provide additional incentives for commercial properties, making a twenty percent state tax credit stackable with the federal tax credit. Application materials should be available by the end of the month. The legislation also includes modifications to the application fee structure which will assist in paying for an additional architect. The Michigan Historic Preservation Network will be hosting a celebration event at Café Habana in Ann Arbor on January 9.

The Michigan Historic Preservation Network (MHPN) continues to work with Senator Tom George on legislation establishing a fee that would be attached to documents recorded at the Register of Deeds offices. The fee would be used to provide grant funds to governments and non-profits to assist in maintaining their historic buildings. Senator George is planning a series of meetings with supporters and opponents to come to a consensus so that the bill will have support.

The SHPO has received additional funding from the Michigan State Housing Development Authority (MSHDA) for an 18-month, limited term position to assist with Section 106 reviews.

MSHDA has also funded the creation of cultural economic development (CED) plans for four Main Street communities. Kelly Larson is working on a CED plan for Lansing/East Lansing.

The SHPO has received its third Preserve America grant. This grant will be used to study Michigan's role in the development of Modernist architecture. An advisory committee is in the process of being formed. The SHPO is seeking individuals from Cranbrook, the University of Michigan School of Architecture, the auto industry, etc. After the committee is formed, the next steps will be to hire a consultant to pull together information, develop a website, complete national register forms, and develop tours.

SHPO's two other Preserve America grants are still underway. The photographer hired through the Southwest Michigan Tourism Roadmap grant exhibited his photos in three Heritage Route communities. The first of three workshops will be held in Ludington on January 30.

The Idlewild project should be ready for presentation at either May's or September's Review Board meeting.

Kalamazoo is hosting its Old House Expo on January 24.

The National Alliance of Historic Preservation Commissions will be holding its national meeting in Grand Rapids in 2010.

Certified Local Government grant applications are due January 23.

The SHPO has issued \$79,000 in grant money from the lighthouse license plate fund. This year's grantees include: Charlevoix, Fox Island, Gull Rock, and Manitou Island.

The American Recovery and Reinvestment bill is making its way through Congress. As of yet, there is limited support for work on federally owned properties.

### **GOVERNOR'S AWARDS**

Laura Ashlee presented the 2008 Governor's Awards for Historic Preservation nominees to the Review Board.

Knibbe asked why the City of Detroit was excluded from the Book-Cadillac restoration award. Knibbe noted that the city provided major funding for this project. Radcliff commented that, in light of Knibbe's concerns, the other awards should be revisited as to whether or not other municipalities should be included as nominees. Knibbe stated that she was concerned about the inclusion of the "friends" group as award nominees, since it was the city that went out and found the money and developer to make it happen. Hoagland commented that the contribution of "friends" groups shouldn't be overlooked as they may play a role in keeping a building from being demolished. Knibbe and Chapman stated that that was not the case with the Book-Cadillac. Knibbe add that the credit, in this case, needs to go to the developers and the city.

Moved: Evans moved approval of the award nominees with the addition of the City of Mt. Pleasant for the Borden Creamery and the City of Detroit for the Book Cadillac, the removal of ancillary support groups from all awards, and the re-examining all awards for other municipal financial support.

Seconded: Chapman

Vote: 7-0, Knibbe and Staley abstaining

### **NATIONAL REGISTER NOMINATIONS**

**Site:** Lansing Downtown Historic District, Lansing, Ingham County

**Presented By:** Rachel Bankowitz

**Moved for Approval:** Loeb

**Seconded:** Evans

**Vote:** 9-0

**Criteria:** A, B, C; g

**Level of Significance:** Local

Radcliff noted that, though it is not required, a map showing the district within the context of the larger city would have been helpful. Knibbe commented that there are two buildings within the district that have already been listed on the National Register of Historic Places (NR), and the nomination should make note of that, as it will aid future researchers. Evans noted that the nomination states that the Knapp Building has been mostly vacant since the 1980s, but that is incorrect as it was at one time a state office building. Radcliff asked if there was a way to rephrase “it appears that present building replaced that one in the 1920s,” with something less certain unless it can be proven. Radcliff also noted a typographical error in Section 8, Page 15. Staley noted that the builders were not listed in the architect/builder section, and asked if there was any reason for that. Christensen replied that the information was included when there was concrete evidence of a particular builder or architect being involved with a building. Staley offered to assist with filling in the missing builders.

**Site:** Mary’s City of David, Benton Harbor, Berrien County

**Presented By:** Heather Van Wormer

**Moved for Approval:** Evans

**Seconded:** Chapman

**Vote:** 9-0

**Criteria:** A, C, D; a, d

**Level of Significance:** State

Radcliff commented that there seemed to be much repetition in the nomination, especially in the discussion of the cottages, and asked if it was a format preference to simply repeat the language for each cottage, and not write it, for example, as Cottage 102-105, followed by a paragraph. Christensen replied that nominations are written in either style. Beld questioned including prehistoric archaeology as part of the significance. Beld continued that the presence of arrowheads alone generally do not qualify a nomination under prehistoric archaeology, and generally nominations will explain that there is potential but that more research will be needed. Evans agreed that Criterion D should include only historic resources. Knibbe stated that the maps included in the nomination are somewhat confusing and unclear due inadequate labeling. Christensen explained that the wrong map might have been copied and included in the nominations sent to the review board. Harms noted that the baseball team was one of the first to make money as a traveling team instead of a home team, and one of the first teams to cross racial lines by playing African American teams. Van Wormer noted that they also were one of the first sports teams to cross gender lines when they offered a contract to a female pitcher.

**Site:** River Terrace Apartments, Detroit, Wayne County

**Presented By:** Rebecca Binno Savage

**Moved for Approval:** Radcliff

**Seconded:** Staley

**Vote:** 7-0, Chapman and Knibbe abstaining

**Criteria:** A, C

**Level of Significance:** Local

Harms asked if there was any information indicating a landscape architect, as there appeared to be intentional landscaping. Savage stated that there was no information that anyone but architects were involved. Chapman stated that comments from the city of Detroit had been sent to the SHPO stating the city's concerns. She noted that it is the city's position that the building should be part of an expanded East Jefferson Avenue Residential Thematic Nomination (East Jefferson), and not stand alone as an individual nomination. Chapman also noted that there is some confusion in associating the buildings with the "Gold Coast," as these apartments were built using Federal Housing Authority money, and the Gold Coast residential area was home to the upper echelons of Detroit citizenry. She added that more information regarding who lived in these apartments initially and what their occupations were is needed. Christensen replied that an expansion of East Jefferson was discussed, but the original East Jefferson nomination discussed an earlier period and earlier buildings, and given the inadequacies of the original East Jefferson nomination by today's standards, the amount of work necessary to pick up a handful of additional properties, whose eligibility has not yet been determined, is far too burdensome. He added the significance lies more in the social and planning aspects of the apartments, than in the architecture. Chapman replied that the concern of the city is with the history of East Jefferson Avenue, and this site is a part of that larger history. She also noted the Review Board's past reluctance at nominating individual properties when they are associated with a larger district. Christensen replied that he understands the city's concerns and he agrees, but we cannot expect property owners and consultants to complete larger district nominations when they come forward with an individual nomination, if the property is individually eligible, due to the burden involved. Conway asked why the apartments were not considered at the time of the original nomination. Christensen replied that they were not eligible based on age. Conway suggested submitting this nomination to the Park Service as an amendment to the East Jefferson.

Christensen replied that doing so would require a major rewriting of the East Jefferson nomination, which has many inadequacies. Conway asked if it is cleaner to proceed with an individual nomination. Christensen replied that it is. Radcliff stated that the reality is that not proceeding with the nomination would be a detriment to the resource, and though inclusion in a district would be preferable, it may not be economically or politically feasible.

**Site:** Richter Brewery, Escanaba, Delta County

**Presented By:** Robert Christensen

**Moved for Approval:** Knibbe

**Seconded:** Radcliff

**Vote:** 9-0

**Criteria:** A, C

**Level of Significance:** Local

Staley noted that the summary page mentions Criterion A and C, but there does not appear to be much evidence for C. Christensen replied that he wanted to add further details about breweries in Michigan, but there was not enough time to gather information, and there does not appear to be a great deal of available information.

**Site:** Lake Linden Historic District, Lake Linden, Houghton County

**Presented By:** Robert Christensen

**Moved for Approval:** Knibbe moved approval with the modification of the boundary line to remove the two non-contributing buildings mentioned during discussion.

**Seconded:** Evans

**Vote:** 8-0, Hoagland abstaining

**Criteria:** A, B, C; a

**Level of Significance:** Local

Knibbe asked if the vacant lots on Front Street included in the nomination are part of the school site. Christensen replied that the property of the school and the church and rectory both extend through to Front Street. Knibbe noted that there were two non-contributing buildings currently within the district boundaries that could probably not be included. Christensen said that they were most likely included as part of the block instead of cutting around it. Loeb noted various lot angles within the district. Christensen replied that Hoagland may have more information, but to his knowledge several plats were incorporated into the village of Lake Linden. Radcliff asked if some of the wooden buildings were built after the fire that had earlier destroyed the village. Christensen replied that the brick buildings are primarily on the west side of the street, and it is possible that some wooden buildings survived the fire. Hoagland stated that only the village core was bound by the new fire code.

**Site:** H. Augustus and Agnes (Cleveland) O'Dell House/Inch House, Bloomfield Hills, Oakland County

**Presented By:** Robert Christensen

**Moved for Approval:** Chapman

**Seconded:** Staley

**Vote:** 9-0

**Criteria:** B, C

**Level of Significance:** Local

Radcliff commented that it is hard to envision the area as a farm, and asked if the whole farm had been developed. Kiyo replied that some of the farm had been

developed as homes, and some of it has been developed into the Stonycroft golf course. Harms asked if any of the landscaping features were original. Kiyo replied that current landscaping is likely not original. Diener stated that he had found the original plats for the area in the Clements Library in Ann Arbor. Diener added that the name Inch comes from O'Dell's ancestral home in Ireland and means river meadow.

**Site:** Nathaniel and Esther (Savidge) Robbins House, Grand Haven, Ottawa County

**Presented By:**

**Moved for Approval:** Chapman

**Seconded:** Knibbe

**Vote:** 9-0

**Criteria:** B, C

**Level of Significance:** Local

Hoagland noted an error on page 2 of Section 8 regarding a birth date.

#### **HISTORIC DISTRICT COMMITTEE STUDY REPORTS:**

Presented by Amy Arnold

##### **Edison Power Plant Historic District, Ypsilanti**

Hoagland agreed that the relationship with the paper company was unclear. Staley said the building having load-bearing brick walls is unlikely given the size of the windows and the date of construction.

##### **Nacirema Club Historic District, Detroit**

The board made no additional comment

##### **15378 Lamphere Historic District, Detroit**

Hoagland asked who had initiated the nomination. Chapman replied that the nomination came forward for its connection with E. B. Taylor, and the house is now owned by a church with the intention of making it a museum. Chapman added that the nomination was put forward by a group from the Brightmoor community. Loeb asked about the accuracy of calling the home a bungalow, and perhaps "cabin" would be a more accurate description. Chapman replied that cabin has a different connotation.

##### **Grand Trunk Depot Historic District, Mount Clemens**

The board made no additional comment

##### **Elimination of 5875 Livernois Historic District, Troy**

The board made no additional comment

### **LOCAL HISTORIC DISTRICT COMMISSION APPEALS**

Presented by Nick Bozen, HAL Office of Regulatory Affairs

#### **Jeff Foster v. Detroit Historic District Commission**

Bozen summarized the facts of the appeal, and the decision of the administrative law judge (ALJ). Knibbe noted that, in light of Standard 9, the historic district commission's determination that the construction of a fence creates a substantial change to the property is reasonable, and that the ALJ substituting his opinion for that of the historic district commissioners is a dangerous precedent. Knibbe added that, to her, the ALJ seems to be dealing with the interpretation of the law rather than the law itself. Knibbe continued that though there were several unpleasant incidents, there was nothing in the owner's testimony to indicate physical danger. Knibbe added that there was also no evidence that the construction of a fence would address their concerns. Harms noted that the appellant partially constructed the fence prior to obtaining a permit, and continued to construct the fence after being informed that a permit was needed; therefore they assume the full cost of their actions.

Moved: Radcliff moved rejection of the Proposal For Decision.

Seconded: Staley

Vote: 9-0

#### **APPROVAL OF MINUTES OF SEPTEMBER 12, 2008**

Moved Approval: Staley moved approval with noted corrections.

Seconded: Loeb

Vote: 8-0, Hoagland abstaining

#### **DATE OF NEXT MEETINGS**

May 1, 2009

September 11, 2009

January 15, 2010

#### **ADJOURNMENT**

Moved: Chapman

Seconded: Staley

Vote: 9-0

Adjourned:

Prepared by T. Walsh